

**38-40 Dundas Street East, Toronto – Heritage Property Nomination:**

Adam G. Wynne

22 May 2021 | Revised: 31 May 2021

**Indigenous Land Acknowledgement (City of Toronto):**

*We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.*

(City of Toronto 2019)

22 May 2021 | Revised: 31 May 2021

**Submitted To:**City of Toronto Heritage Preservation Services (c/o Yasmina Shamji): [yasmina.shamji@toronto.ca](mailto:yasmina.shamji@toronto.ca)Councillor Kristyn Wong-Tam (Ward 13 – Toronto-Centre): [councillor\\_wongtam@toronto.ca](mailto:councillor_wongtam@toronto.ca)Yonge-Dundas Square: [info@ydsquare.ca](mailto:info@ydsquare.ca)Downtown Yonge Business Improvement Area: [bia@downtownyonge.com](mailto:bia@downtownyonge.com)Garden District Residents' Association: [GDRAInfo@gardendistrict.ca](mailto:GDRAInfo@gardendistrict.ca)Ryerson University Archives: [asc@ryerson.ca](mailto:asc@ryerson.ca)Toronto and East York Community Preservation Panel: [info@teycpp.ca](mailto:info@teycpp.ca)Toronto Preservation Board: [hertpb@toronto.ca](mailto:hertpb@toronto.ca)TO Built, ACO Toronto Branch (c/o Alessandro Tersigni): [alessandro@acotoronto.ca](mailto:alessandro@acotoronto.ca)**Submitted By:**Adam G. Wynne: [adam.g.wynne@gmail.com](mailto:adam.g.wynne@gmail.com)**38-40 Dundas Street East, Toronto – Heritage Property Nomination:**

I am writing to your offices to nominate 38-40 Dundas Street East, Toronto for a Heritage Evaluation and to subsequently advocate for this property to be Listed on the municipal *City of Toronto Heritage Register* and/or Designated under the provincial *Ontario Heritage Act*. 38-40 Dundas Street East is a 3-storey office building in a classical, early 20<sup>th</sup> century commercial style that is situated at the northeast corner of Dundas Street East and Victoria Street on Yonge-Dundas Square in Downtown Toronto. The date of construction of 38-40 Dundas Street East has been identified as 1913 in several contemporary sources (Quattrociocchi 2018, Architectural Conservancy of Ontario 2018). However, I would like to inquire whether there is the possibility that the extant building may have incorporated parts of an older structure predating the 1910s. Notably, 38-40 Dundas Street East is situated directly on the site of the former, long-time residence of Rev. Dr. Egerton Ryerson and family.<sup>1 2</sup> The history of the site of 38-

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<sup>1</sup> Rev. Dr. Egerton Ryerson was considered the founder of Ontario's public education system. Rev. Dr. Egerton Ryerson was also the eponym of nearby Ryerson University, which opened in 1948. Ryerson University opened on the former site of the *Toronto Normal School*, which Rev. Dr. Ryerson established in 1847.

<sup>2</sup> Rev. Dr. Egerton Ryerson is also a controversial figure due to his role in the development of Canada's residential school system. The residential school system has had a serious, intergenerational impact on Canada's Indigenous populations.

40 Dundas Street East is intrinsically linked to the history of both Dundas Street East and nearby Ryerson University. Through researching the site, I have discovered several historical resources which indicate the former residence of Rev. Dr. Egerton Ryerson may have potentially been heavily renovated and incorporated into the design of the extant building at 38-40 Dundas Street East instead of being outright demolished. I have included copies of these resources in Appendix A – Supplementary Resources.

Rev. Dr. Egerton Ryerson (1803-1882) constructed his home near the northeast corner of Victoria Street and Wilton Avenue (now Dundas Street East) in the early-to-mid 1850s (City of Toronto Directory 1850, 113, City of Toronto Directory 1856, 84).<sup>3</sup> <sup>4</sup> A historical drawing of the home published in Egerton Ryerson's posthumous autobiography *The Story of My Life* (1883) depicts a 2.5 storey residence with several rear additions, one of which contained Egerton Ryerson's personal study (Ryerson 1883, 587). A copy of this drawing has been included in Appendix A, Figure 17. The Ryerson residence was noted to have had private grounds along its Wilton Avenue frontage (City of Toronto Directory 1884, 184). By the mid-1880s, a blacksmith and marble works had also opened operations on or near the rear, Victoria Street Lane elevation of the Ryerson residence (City of Toronto Directory 1884, 176). Following the death of Egerton Ryerson in 1882, the house remained the home of Mary Ryerson (1808-1884) - his widow – until her own death in 1884 (City of Toronto Directory 1884, 174).<sup>5</sup> The property then became the home of Charles Egerton Ryerson (circa. 1847-1907) – the son of the Rev. Dr. Egerton Ryerson and Mary Ryerson – between 1885 and 1886 (City of Toronto Directory 1885, 200). In 1887, the property became home to James H. Cash – a picture framer by trade; and Henry Cash – a carpenter by trade (City of Toronto Directory 1887, 365). 1887 also saw the severance of the southern section of the grounds to facilitate the construction of buildings and residences along Wilton Avenue (City of Toronto

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<sup>3</sup> 38-40 Dundas Street East is situated on former Park Lot 8. Park Lot 8 was granted to George Playter on 4 September 1793 (The Toronto Park Lot Project 2018). George Playter later patented the Park Lot on 24 August 1796 (The Toronto Park Lot Project 2018). Mutual Stream – part of Moss Park Creek – also flowed almost directly underneath present-day 38-40 Dundas Street East and Yonge-Dundas Square, but was buried during the 19<sup>th</sup> century (The Toronto Park Lot Project 2018, Lost River Walks 2021).

<sup>4</sup> Prior to 1879, Wilton Avenue was known as Crookshank (Cruickshank) Street.

<sup>5</sup> The property address and number has changed several times over the years.

Directory 1887, 239).<sup>6</sup> James H. Cash was later listed as a boarder at the property in 1894 (City of Toronto Directory 1894, 361). City of Toronto Directories indicate that various boarders and residential tenants were associated with the property until 1912.<sup>7</sup> Between 1913 and 1920, the property had a mix of commercial and residential occupants with the building becoming wholly commercial (offices) by 1921 (City of Toronto Directory 1913, 361 & 815, City of Toronto Directory 1920, 466 & 1411, City of Toronto Directory 1921, 474). Notably, in 1913, the property first appears associated with William A. Murphy — a builder, carpenter, and contractor by trade (City of Toronto Directory 1913, 360).<sup>8</sup> An October 1916 newspaper advertisement references William A. Murphy as being “one of the best known and most prominent contractors and builders in Toronto” with his office at 269 Victoria Street and residence at 146 Shuter Street (The Globe (Toronto) 1916, 14). Murphy was the earliest commercial occupant of the building. Alongside William A. Murphy, John Gearon (a teamster) and Harry Teasdale (a painter) are also listed as living at the address in 1914 (City of Toronto Directory 1914, 394, 817, & 1477). Further research is required to discern whether records exist that may detail whether Gearon and Teasdale also had their businesses on site. Dundas Street itself was created in 1918 via combining together multiple east-west streets in Downtown Toronto to create a thoroughfare situated partway between College Street and Queen Street. In the context of Dundas Street and Yonge Street, this involved the merging of Wilton Avenue east of Yonge Street and Agnes Street west of Yonge Street to create this particular stretch of Dundas Street. Further research is required to discern whether records exist that may detail the alterations (additions, demolitions, renovations, etc.) that the property underwent around this time, including both circa 1913 when William A. Murphy first became associated with the property and in 1920/1921 when the building was converted wholly to offices. In 1921, the occupants of the property included: *Osborne Electric; Samuel Osborne Canadian Ltd.* – a steel

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<sup>6</sup> These buildings to the immediate south of the property were later demolished during the realignment of Dundas Street East in 1922/1923.

<sup>7</sup> Further research is required to determine whether the property was ever explicitly listed as a boarding house in the City of Toronto Directories.

<sup>8</sup> William A. Murphy remained associated with the property until 1920 (City of Toronto Directory 1920, 466, City of Toronto Directory 1921, 474)

company; *Auto Supplies Company Ltd.*; the offices of architect Thomas White Lamb; the offices of manufacturing agent Edward W. Fisher; and the jewellery manufacturers *Paquette & Hughes* (City of Toronto Directory 1921, 474). In 1922, the *Powell Chemical Company* moved into 38-40 Dundas Street East (then known as 269 Victoria Street) (City of Toronto Directory 1921, 474, City of Toronto Directory 1922, 562).<sup>9</sup> The *Powell Chemical Company* – also known as the *H. Powell Chemical Company* – were manufacturing chemists (City of Toronto Directory 1922, 1270).<sup>10</sup> Furthermore, in 1922/1923, the City of Toronto undertook steps to eliminate a significant jog on Dundas Street that had formed as a result of Agnes Street and Wilton Avenue not being in direct alignment with each other (The Globe (Toronto) 1922, 13, The Globe (Toronto) 1922, 14, The Globe (Toronto) 1923, 12). This street realignment project – known as the *Dundas Street Extension* - resulted in the acquisition of several properties along the north side of Dundas Street East between Yonge Street and Victoria Street Lane, including part of the *Powell Chemical Company* property at 38-40 Dundas Street East (then known as 269 Victoria Street) (The Globe (Toronto) 1922, 13). A November 1922 *The Globe (Toronto)* article specifically references that the City of Toronto’s Assessment Department was slated to “arrange for a piece to be taken off the southwest corner of the *Powell Chemical Company* building on the east side of Victoria Street” as to prevent the “building project[ing] slightly beyond the line of the new diagonal piece of roadway” and to allow the completion of the realigned Dundas Street East (The Globe (Toronto) 1922, 14).<sup>11</sup> This realignment also resulted in 38-40 Dundas Street East (then 269 Victoria Street) becoming situated directly at the intersection of Dundas Street East (formerly Wilton Avenue) and Victoria Street; whereas it had previously been located several

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<sup>9</sup> Several of the previous offices remained in tenants of the building at this point in time, including *Edward W. Fisher* – a manufacturers’ agent; and *Paquette & Hughes Ltd.* – a jewellery manufacturer. Interestingly, *Paquette & Hughes Ltd.* were the victims of 2 high-profile armed robberies in January 1921 and November 1923 (The Globe (Toronto) 1921, 7, The Globe (Toronto) 1923, 12).

<sup>10</sup> The company was operated by Harrison Powell (President) and George G. Powell (Secretary-Treasurer) (City of Toronto Directory 1929, 1068).

<sup>11</sup> Briefly, in 1921, 38-40 Dundas Street East (then 269 Victoria Street) was home to the office of prominent architect Thomas White Lamb (1871-1942) (City of Toronto Directory 1921, 474). Further research is required to discern whether Thomas White Lamb had any direct role in the design, alterations to, and/or renovations of the building.

buildings north of the intersection (see Appendix A, Figures 1 to 8). Interestingly, a photograph of 38-40 Dundas Street East (then known as 269 Victoria Street) published in *The Globe (Toronto)* on 11 June 1923 – which shows the building prior to the creation of its distinct angled façade – specifically references the building as being the former home of Egerton Ryerson and notes that the building had become recently revealed due to street changes (*The Globe (Toronto)* 1923, 12).<sup>12</sup> A subsequent photograph dated 3 November 1923 - taken after the creation of the distinct angled façade – uses the name *The Powell Chemical Company Building* in its caption (City of Toronto Archives 1923/2021). Interestingly, a similar fenestration pattern on the south elevation is visible on both the June 1923 and November 1923 photographs (see Appendix A, Figures 14 to 16). The June 1923 photograph also shows masonry that appears to have been recently altered and/or added around the doors, windows, and 3<sup>rd</sup> floor – indicating potential alterations, additions, and renovations to the structure (see Appendix A, Figure 15). The address 36-40 Dundas Street East and name *Powell Building* had been formally assigned to the property as of 1925 (City of Toronto Directory 1924, 159, City of Toronto Directory 1925, 1252).<sup>13</sup> In May 1930, 38-40 Dundas Street East (269 Victoria Street) suffered a major fire that originated in the offices of the *Kahn Optical Company* – an ophthalmic laboratory and manufacturer on the 2<sup>nd</sup> floor (*The Toronto Daily Star* 1930, 8).<sup>14</sup> This fire likely resulted in further alterations to the building. The *Powell Chemical Company* remained in operation at the *Powell Building* (38-40 Dundas Street East) until 1952 (City of Toronto Directory 1952, 147, City of Toronto Directory 1953, 154). Comparatively, the *Kahn Optical Company* was another long-term occupant of the *Powell Building*, having been based there from 1925 until 1967 (City of Toronto Directory 1925, 1252, City of Toronto Directory 1967, 203). By the late 1960s, 38-40

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<sup>12</sup> This was due to the demolition of the buildings immediately south of it as part of the street realignment. As such, the building became much more visible within its surrounding streetscape.

<sup>13</sup> 36 Dundas Street East is now disused as an address and the building is known as 38-40 Dundas Street East.

<sup>14</sup> The fire was described as a “spectacular blaze” (*The Toronto Daily Star* 1930, 8). *The Toronto Daily Star* reported that “so much water was poured into the building that it came out in a Niagara-like torrent, carrying hundreds of partly burned tortoise shelled eye glass frames into the street” (*The Toronto Daily Star* 1930, 8).

Dundas Street East was entirely vacant (City of Toronto Directory 1968, 213, City of Toronto Directory 1969, 228).<sup>15</sup> By the mid-1970s, 38-40 Dundas Street West was used as the offices of *Teela Market Surveys* (The Globe and Mail 1975, B15). *Teela Market Surveys* remained at 38-40 Dundas Street East through the early 1980s (see Appendix A, Figure 13). 38-40 Dundas Street East was expropriated by the City of Toronto in the mid-to-late 1990s as part of the 1996 *Yonge Dundas Redevelopment Project* which eventually resulted in the creation of Yonge-Dundas Square in the early 2000s (Quattrociochi 2018, Yonge-Dundas Square 2021). As of May 2021, 38-40 Dundas Street East has sat vacant since 2010 after its most recent tenant – *Hakim Optical* – vacated the property (Chief Corporate Officer, City of Toronto 2009, Quattrociochi 2018).

38-40 Dundas Street East appears to have been painted since at least the mid-1920s (see Appendix A, Figure 19) and it is possible the paint is obscuring details, such as evidence of an older underlying structure and/or alterations over time. Regardless of its precise age, 38-40 Dundas Street East is one of the oldest buildings situated on Yonge-Dundas Square. Debates have arisen over the future of the building, with adaptive re-use proposals of the building having been the subject of numerous articles and a 2018 *Architectural Conservancy of Ontario: NextGen* facilitated design charrette (The Globe and Mail 2016, G11, Quattrociochi 2018, Architectural Conservancy of Ontario 2018, Toronto Society of Architects 2018). 38-40 Dundas Street East offers significant associative, design, and historical value to the Yonge-Dundas Square area. Furthermore, the direct connection of the property to Rev. Dr. Egerton Ryerson and the Ryerson family should warrant closer examination and further discussion.

### **TO Built Database Entry:**

38-40 Dundas Street East:

[https://www.acotoronto.ca/show\\_building.php?BuildingID=13502](https://www.acotoronto.ca/show_building.php?BuildingID=13502)

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<sup>15</sup> By 1976, the *Kahn Optical Co. Ltd.* had 10 processing laboratories across Canada (McQuaig 1976, 5).

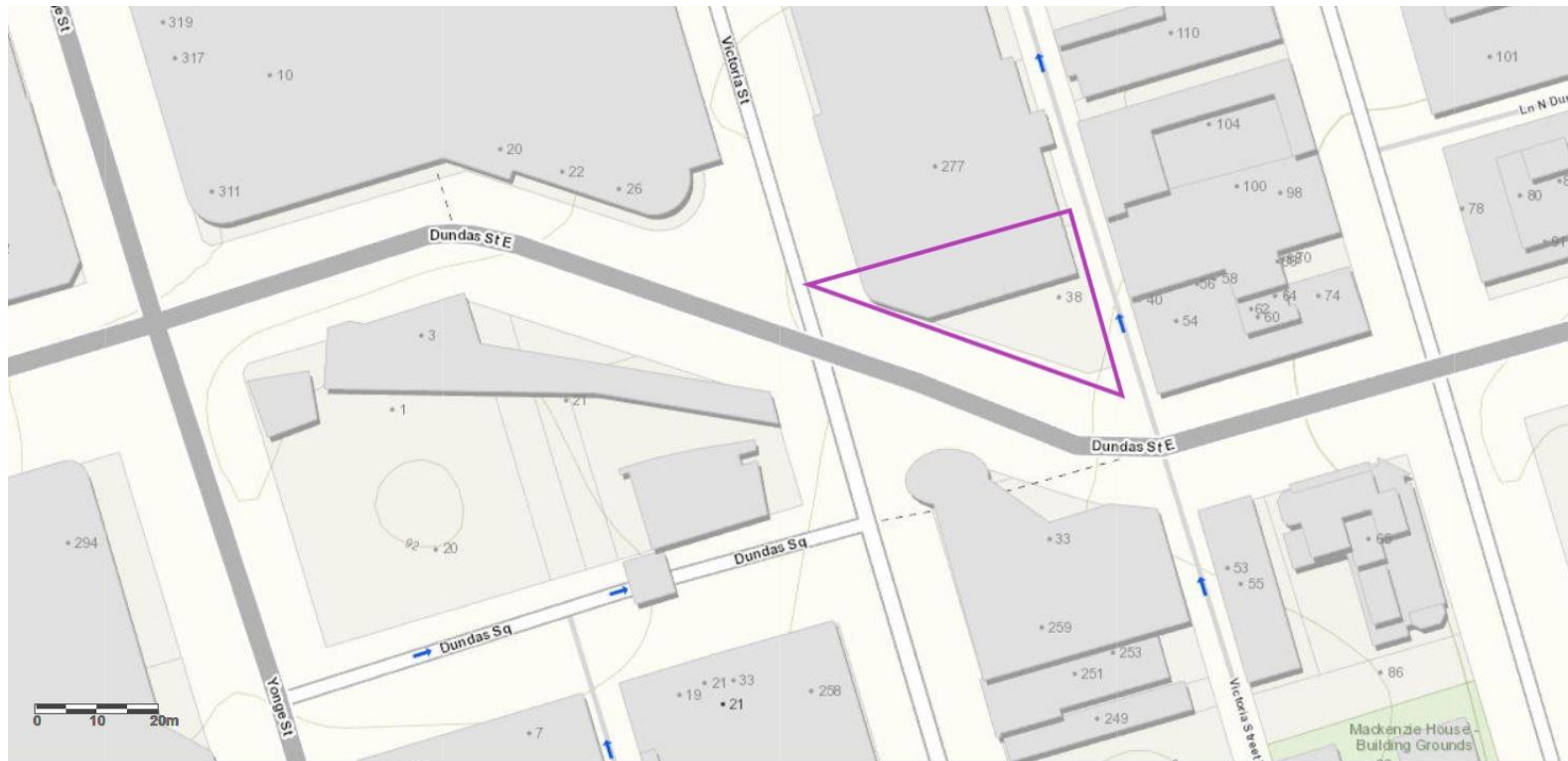


## Appendix A – Supplementary Resources:

Additional, downloadable, and higher quality versions of these resources are available in this Google Drive album:

<https://drive.google.com/drive/folders/13Eu09xz5X5Bbr8zrf6lmWUrQL6k3544f?usp=sharing>

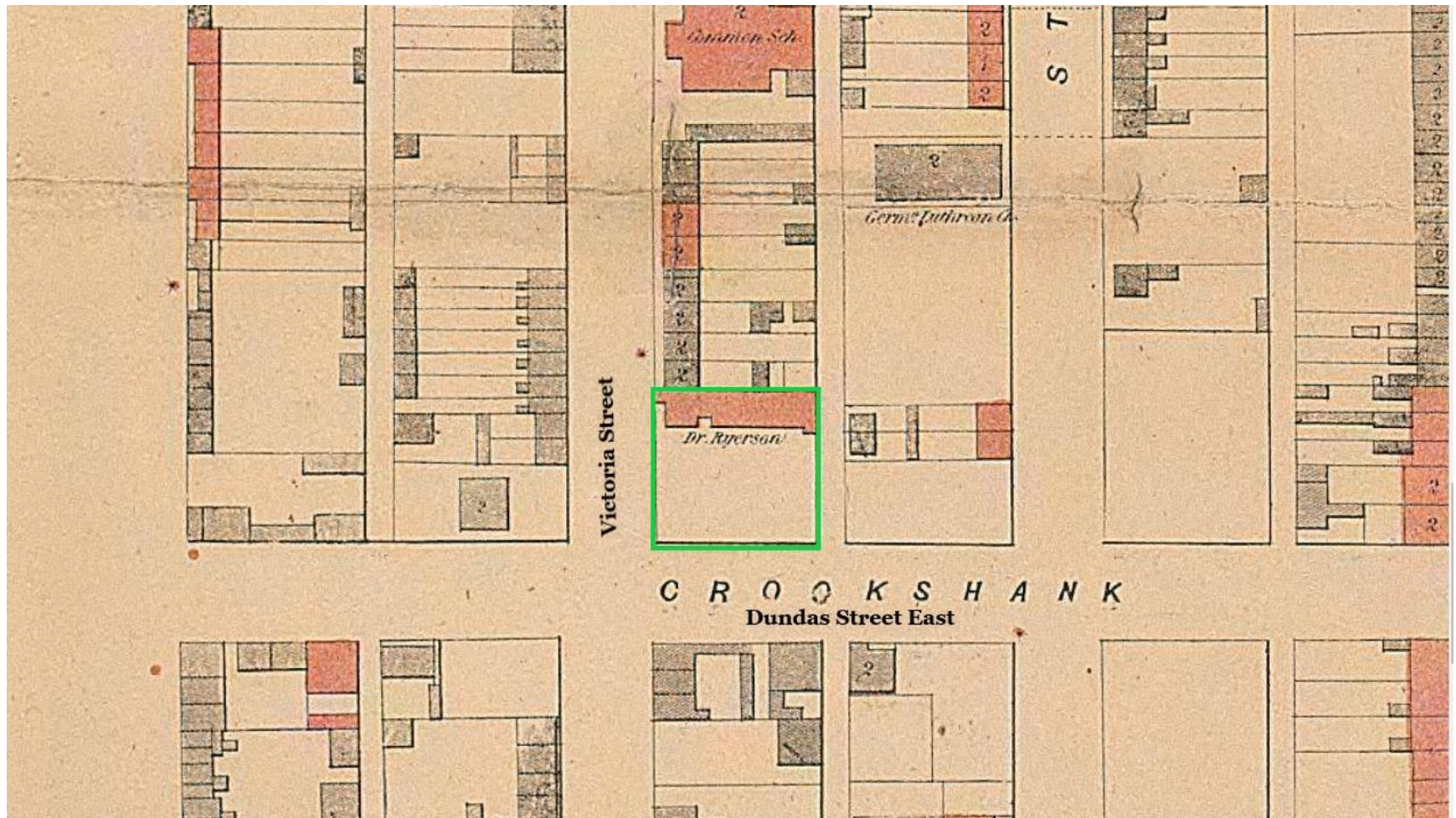
Please note that north is to the top of the maps unless otherwise noted.



**Appendix A, Figure 1**

**Above:** The location of 38-40 Dundas Street East, Toronto – highlighted in purple.

**Source:** City of Toronto Interactive Map (annotated by Adam Wynne).

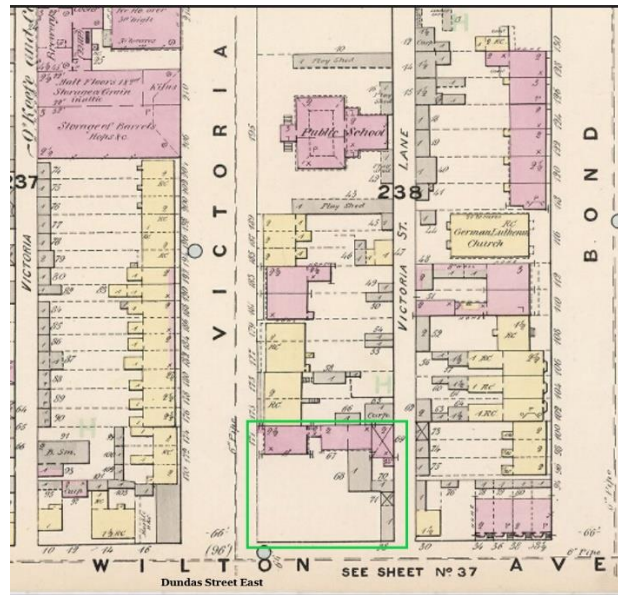


### Appendix A, Figure 2

**Above:** The location of Egerton Ryerson's residence (151 Victoria Street, Toronto) – highlighted in green – in 1858. The property was later known as 171 Victoria Street, 269 Victoria Street, and perhaps 38-40 Dundas Street East.

**Source:** William Somerville Boulton's 1858 *Atlas of the City of Toronto and Vicinity* – annotated by Adam Wynne.

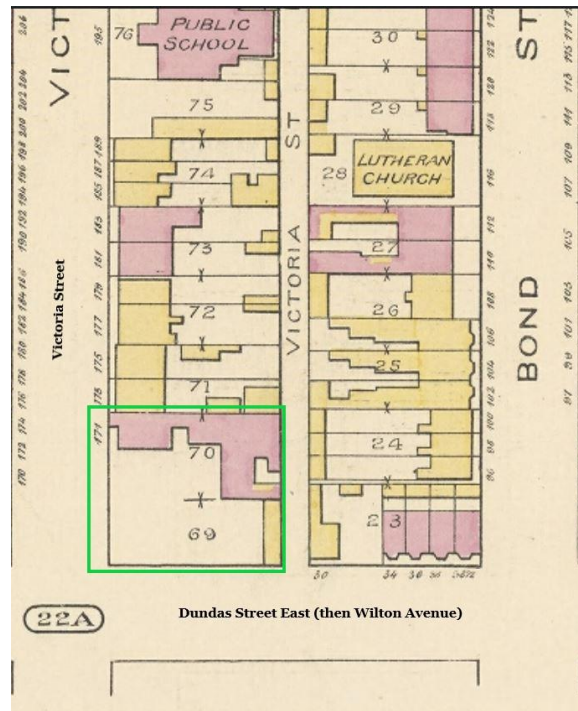




**Appendix A, Figure 3**

**Above:** The location of Egerton Ryerson’s residence (171 Victoria Street) – highlighted in green – in 1880.

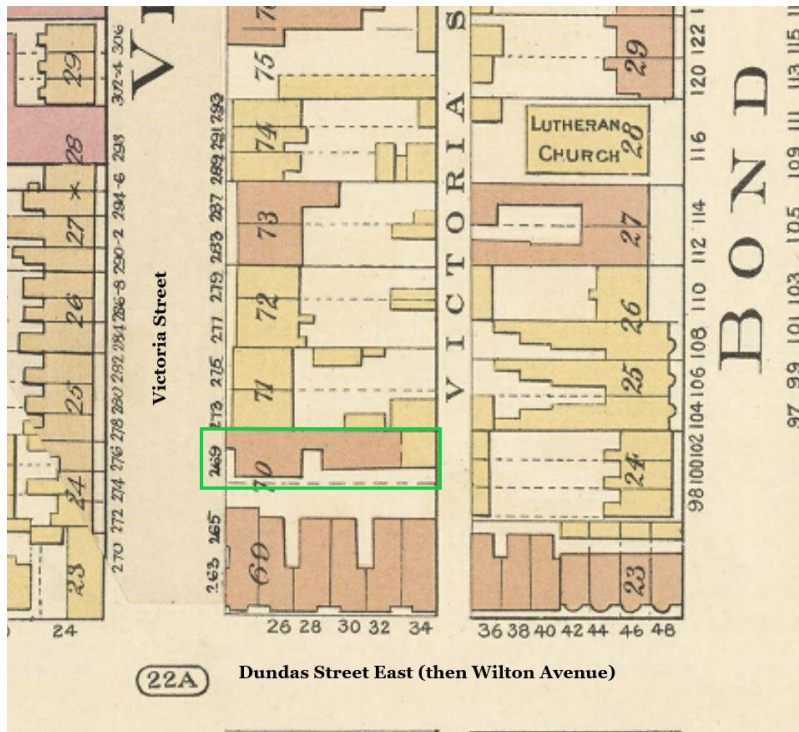
**Source:** 1880 Fire Insurance Plans, Plate 43 – annotated by Adam Wynne.



**Appendix A, Figure 4**

**Above:** The location of Egerton Ryerson’s residence (171 Victoria Street) – highlighted in green – in 1884.

**Source:** 1884 Fire Insurance Plans, Plate 13 – annotated by Adam Wynne.



Appendix A, Figure 5

Above: 269 Victoria Street (formerly 171 Victoria Street) – highlighted in green – in 1894.

Source: 1894 Fire Insurance Plans, Plate 13 – annotated by Adam Wynne.

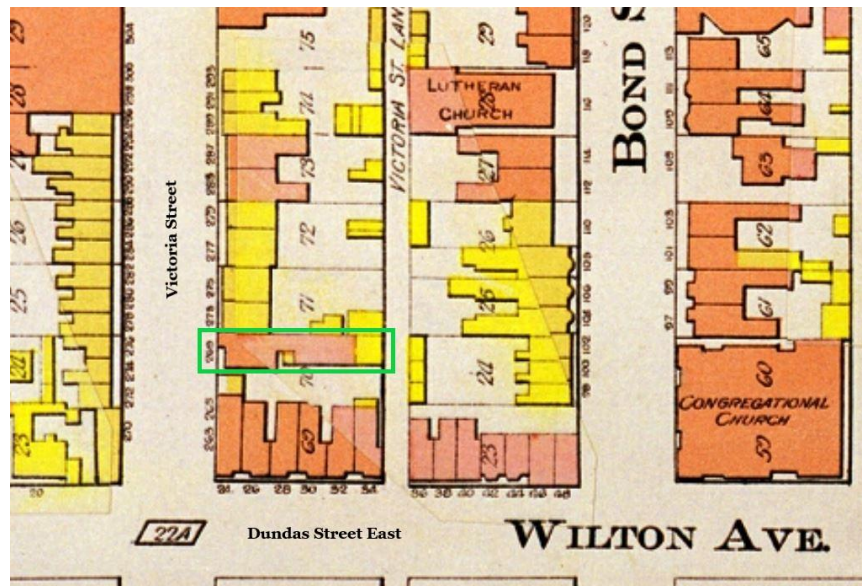


Appendix A, Figure 6

Above: 269 Victoria Street (formerly 171 Victoria Street) – highlighted in green – in 1903.

Source: 1903 Fire Insurance Plans, Plate 13 – annotated by Adam Wynne.

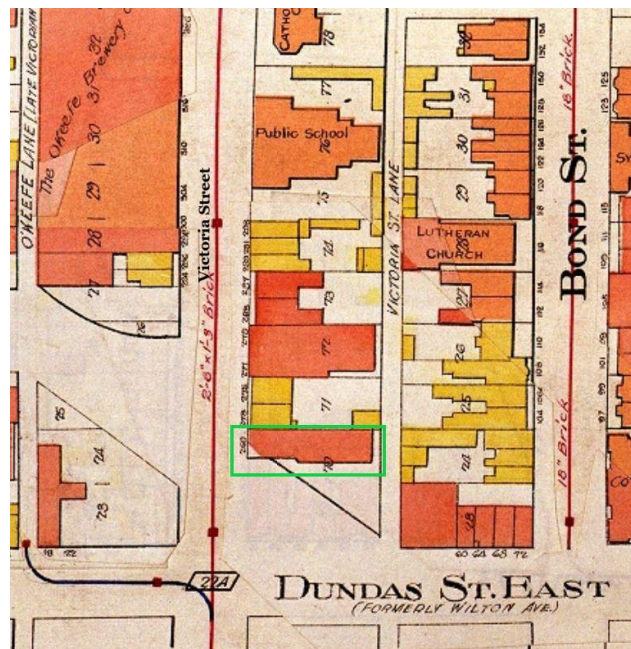




Appendix A, Figure 7

**Above:** 269 Victoria Street (formerly 171 Victoria Street) – highlighted in green – in 1913. Note the similar building footprint compared to previous years.

**Source:** 1913 Fire Insurance Plans, Plate 13 – annotated by Adam Wynne.



Appendix A, Figure 8

**Above:** 269 Victoria Street (formerly 171 Victoria Street) – highlighted in green – in 1924. Note that this map shows the 1922/1923 re-alignment of Dundas Street East near Yonge Street. Part of 269 Victoria Street was removed during this realignment process and replaced with the buildings distinct angled façade, as to prevent the building from protruding into the street.

**Source:** 1924 Fire Insurance Plans, Plate 13 – annotated by Adam Wynne.



**Appendix A, Figure 9**

**Above:** 38-40 Dundas Street East, Toronto on 21 May 2021. The *Alley Jams* racoon mural is by local Toronto artist Emily May Rose.

**Source:** Photograph by Adam Wynne.



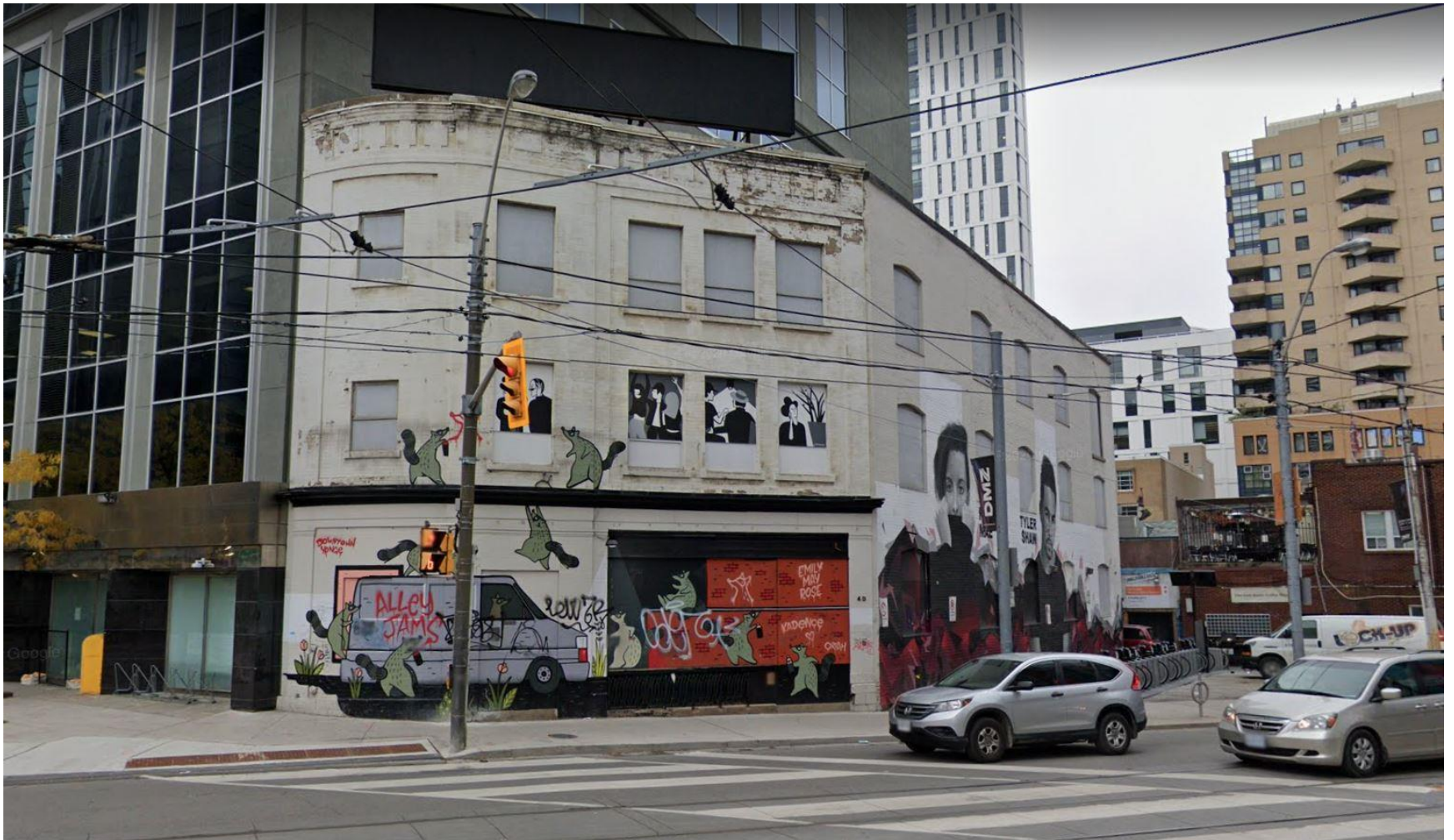


**Appendix A, Figure 10**

**Above:** Upper Floor Details, 38-40 Dundas Street East, Toronto on 21 May 2021.

**Source:** Photograph by Adam Wynne.



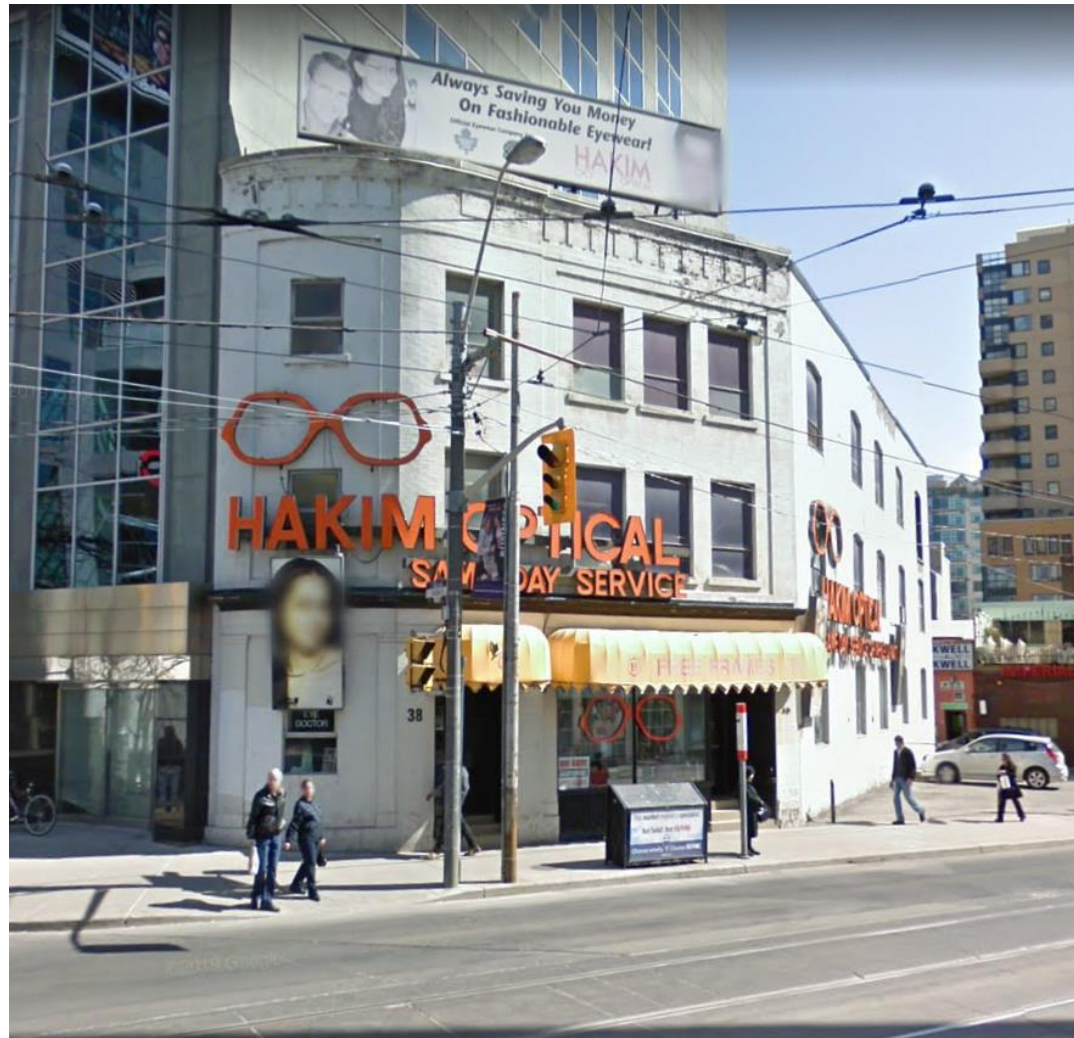


**Appendix A, Figure 11**

**Above:** Upper Floor Details, 38-40 Dundas Street East, Toronto in 2020.

**Source:** Image via Google Streetview.





**Appendix A, Figure 12**

**Above:** 38-40 Dundas Street East, Toronto in April 2009 – just prior to the building being vacated in 2010.

**Source:** Image via Google Streetview.



City of Toronto Archives, Fonds 1526, File 9, Item 13

**Appendix A, Figure 13**

**Above:** 38-40 Dundas Street East, Toronto in 1981.

**Source:** City of Toronto Archives.



City of Toronto Archives, Series 372, s0372\_ss0003\_it0500

#### Appendix A, Figure 14

**Above:** 38-40 Dundas Street East, Toronto on 2 November 1923. This shows the newly created angled façade of the building, which was created during the Dundas Street East realignment in 1922/1923. Note the fenestration patterns on the south elevation.

**Source:** City of Toronto Archives.

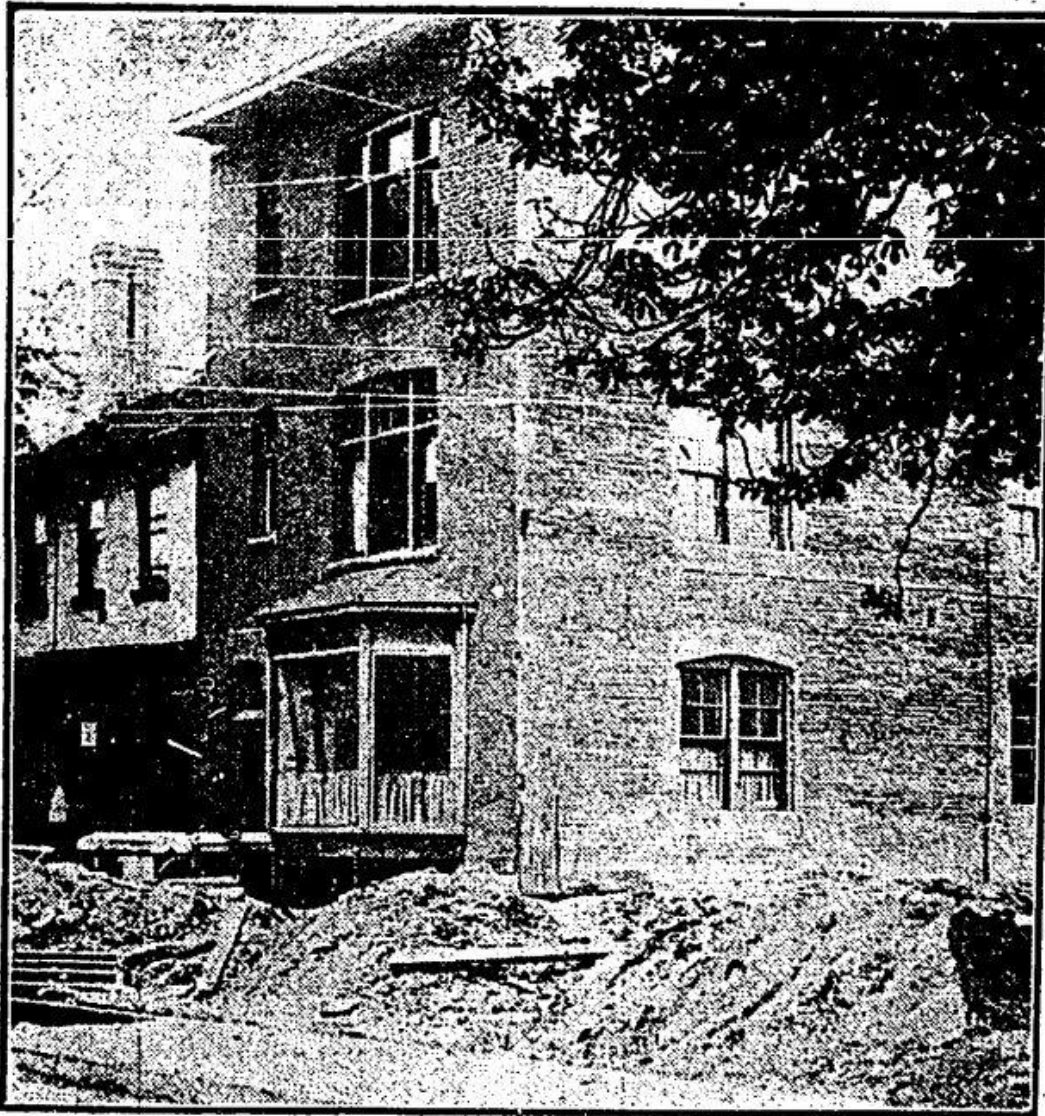




**Appendix A, Figure 15**

**Above:** The Egerton Ryerson House at the northeast corner of Dundas Street East and Victoria Street circa. June 1923. This photograph shows 38-40 Dundas Street East (then 269 Victoria Street) prior to the creation of its angled façade. Newspaper articles from 1922 reference that part of the southwest corner of the building was removed to prevent it from protruding into the newly re-aligned Dundas Street East. This coincides with the creation of the building's distinct angled façade. Please also note the similar fenestration patterns on the south elevation in this image compared to Figure 14, as well as the different masonry on the 3<sup>rd</sup> floor and around the door and windows – potentially hinting at alterations to the building around the time and/or shortly before this image was taken.

**Source:** Toronto Public Library Digital Archives.



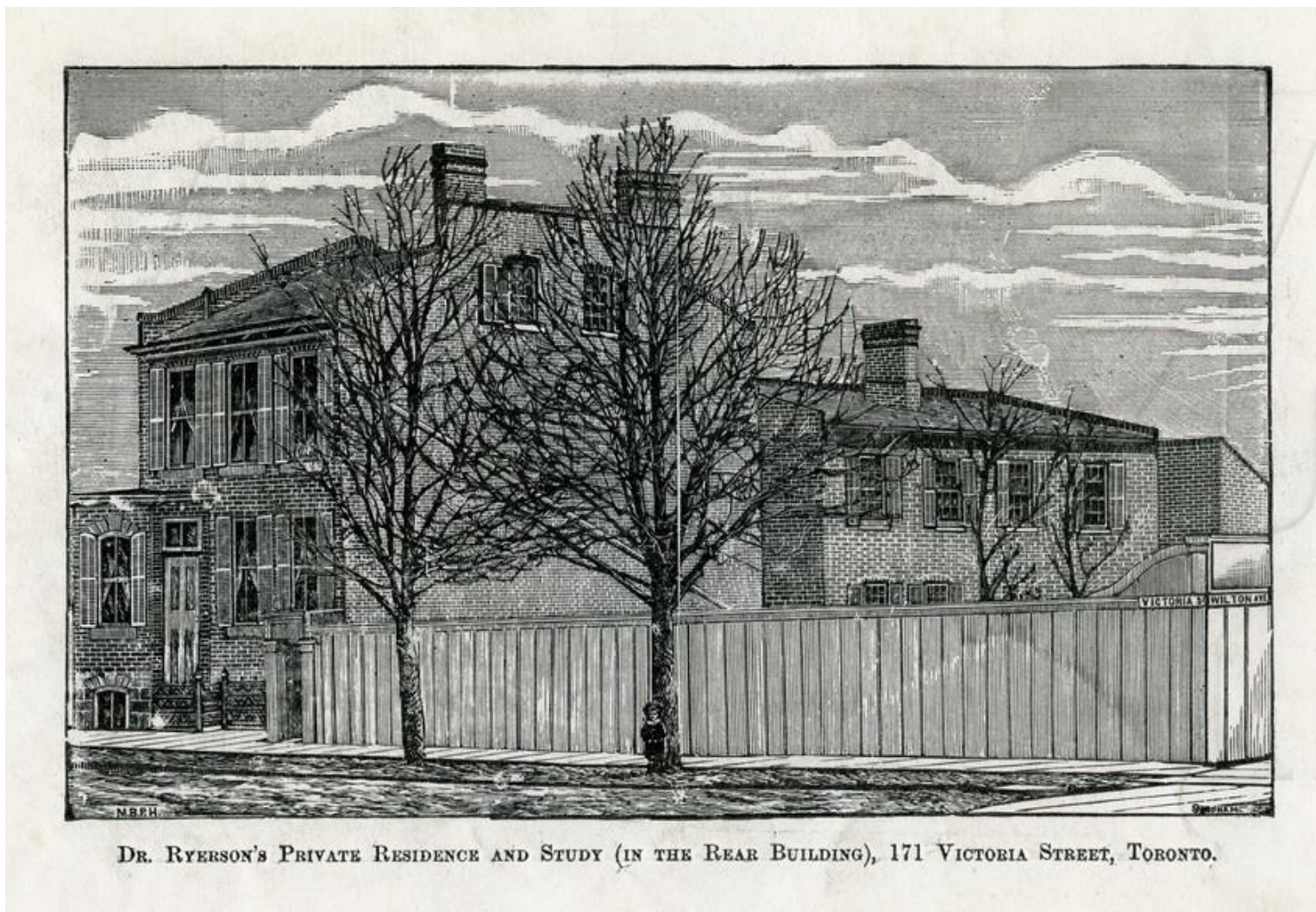
*WHERE EGERTON RYERSON LIVED—Street Changes Have Revealed "171 Victoria Street," Toronto, Where Founder of Ontario Education System Lived for Several Years Before His Death in 1882.*

**Appendix A, Figure 16**

**Above:** "Where Egerton Ryerson Lived" – this photo was published in *The Globe (Toronto)* in June 1923. This house had become more visible with the demolition of the buildings to the immediate south of it during the Dundas Street realignment in 1922/1923. Note the caption uses the older address of the property (171 Victoria Street) instead of its 1923 address of 269 Victoria Street. Other historical photos from 1923 clarify that this building is at the northeast corner of Dundas Street East and Victoria Street (see Appendix A, Figure 15). Interestingly, the caption does not reference demolition of Rev. Dr. Egerton Ryerson's former home.

**Source:** *The Globe (Toronto)* – 11 June 1923, page 12.





**Appendix A, Figure 17**

**Above:** This illustration shows the residence of Rev. Dr. Egerton Ryerson on Victoria Street. It is possible that parts of this building may have been incorporated into the extant building at 38-40 Dundas Street East, although have been heavily altered over time.

**Source:** Rev. Dr. Egerton Ryerson's *The Story of My Life* (1883), page 587.



City of Toronto Archives, Fonds 1488, Series 1230, Item 1853

**Appendix A, Figure 18**

**Above:** The northeast corner of Dundas Street East and Victoria Street between 1920 and 1924. 38-40 Dundas Street East (then 269 Victoria Street) is visible near the right-hand side of the image.

**Source:** City of Toronto Archives.





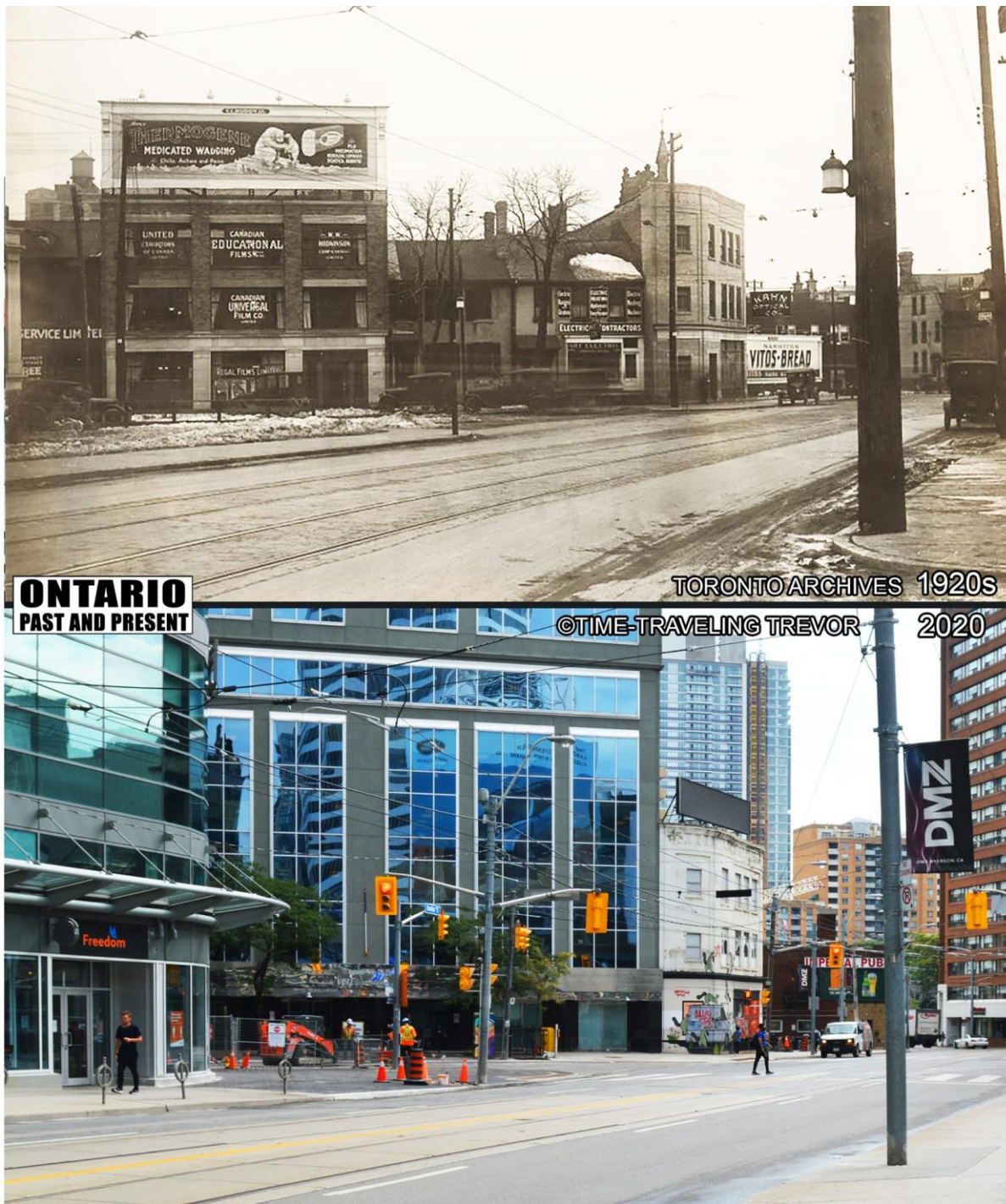
City of Toronto Archives, Fonds 1488, Series 1230, Item 1666

**Appendix A, Figure 19**

**Above:** The northeast corner of Dundas Street East and Victoria Street in 1924. 38-40 Dundas Street East (then 269 Victoria Street) is visible near the right-hand side of the image.

**Source:** City of Toronto Archives.





**ONTARIO  
PAST AND PRESENT**

TORONTO ARCHIVES 1920s

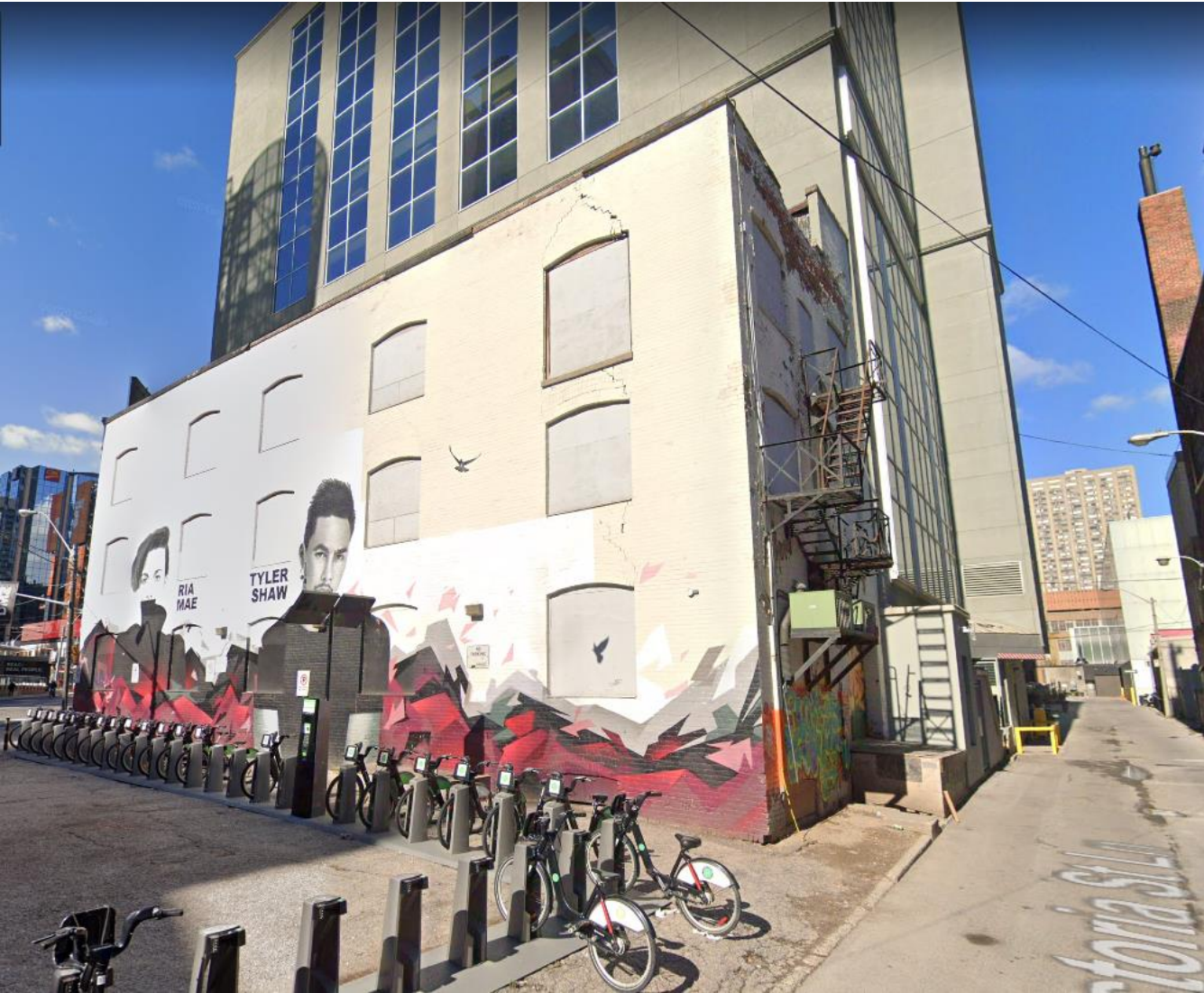
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2020

**Appendix A, Figure 20**

**Above:** The northeast corner of Dundas Street East and Victoria Street in the 1920s vs. 2020.

**Source:** Ontario Past and Present Facebook page.



**Appendix A, Figure 21**

**Above:** The side (south) and rear (east) elevation of 38-40 Dundas Street East in October 2020.

**Source:** Image via Google Streetview.





**Appendix A, Figure 22**

**Above:** The rear (east) elevation of 38-40 Dundas Street East in October 2020.

**Source:** Image via Google Streetview

- 110 Winson, John, carpenter.  
 Elwell, Charles, boot and shoe maker.
- 112 { Lavercombe, John, cabinet maker.  
 { Hughes, Mary, widow.
- .....*here Crookshank Street intersects*.....
- Ryerson, Rev. Dr. Egerton, Chief Superintendent of Education, C. W.  
 Morkinn, Thomas, book-keeper.  
 Carruth, James B.
- { Brabant, Leadlay, painter and glazier.  
 { Brabant, W. Edwin, printer.
- St. Germain, Alfred, *Globe* office.  
 Dabb, James, carpenter.  
 Skinner, James, carpenter.

Above: Appendix A, Figure 23

Source: City of Toronto Directory 1856, excerpt of page 84.

- 161 Cullerton Alf, painter  
 163 Howell Mrs E, grocery
- Here Wilton Ave. intersects.*
- Private grounds
- 171 Ryerson Rev E, D D  
 Ryerson C E, barrister
- 173 Alexander Wm, cabinetmkr  
 Alexander Mrs S, dressmkr

Above: Appendix A, Figure 24

Source: City of Toronto Directory 1880, excerpt of page 176.

161 McBride Edward  
 163 Mullen A, grocer  
*Wilton ave. intersects.*

Private grounds  
 171 Ryerson Mrs Mary  
 173 Clarke Henry  
 175 Davison Mrs M  
 177 Brabant Wm E  
 179 Mayson Christopher

Above: Appendix A, Figure 25

Source: City of Toronto Directory 1884, excerpt of page 174.

163 Mullen A, grocer  
*Wilton ave intersects.*  
 Private grounds  
 171 Ryerson Chas E  
 173 Totterdale Wm  
 175 McKee Mrs E  
 177 Brabant Wm E  
 179 Magson Christopher

Above: Appendix A, Figure 26

Source: City of Toronto Directory 1886, excerpt of page 218.

#### Appendix A, Figures 23-26

**Above:** The property at the northeast corner of Dundas Street East (formerly Crookshank Street and Wilton Avenue) remained the residence of the Ryerson family from the early-to-mid 1850s until 1886. Please note the property had been renumbered on multiple occasions.

**Source:** City of Toronto Directories, 1856, 1880, 1884, and 1886

NOTICES SENT SIGNAL START OF EXTENSION: Property-owners Affected by ...  
*The Globe (1844-1936)*; Apr 27, 1922; ProQuest Historical Newspapers: The Globe and Mail  
 pg. 13

## NOTICES SENT SIGNAL START OF EXTENSION

Property-owners Affected by  
 Dundas Street Plans  
 Are Notified

WORK TO BEGIN SOON

Yesterday a start was made by the Assessment Department in acquiring properties for the extension of Dundas street across Yonge. Notices have been sent to the owners of all properties affected, and the department will prosecute the work with the utmost vigor, in the hope that the extension may be completed and opened for traffic by the autumn.

Actual operations were delayed until Finance Commissioner Ross was in a position to report funds. Mr. Ross notified the Assessment Department yesterday that funds were available, and immediately Assistant Assessment Commissioner Simpson, whose plans had been ready, started the machinery in motion.

Now that negotiations have been opened with the owners, there should be progress very soon. If, however, the owners and occupants are reluctant to give possession, the department may be forced to use the same methods as were adopted on Teraulay street and apply to the County Judge for an order of possession.

The line to be followed will carry Dundas street west across Yonge street to the lane in rear of the stores on the east side of Yonge street, and it will then turn in a southeasterly direction to a point of junction with Dundas street a little east of Victoria.

The properties to be acquired are six stores on the east side of Yonge street, six houses on Victoria street, a portion of the building and land of the Powell Chemical Company on the east side of Victoria street, and all the properties on the north side of Dundas street east from Victoria to the lane.

The money required for this work is included in the \$3,000,000 provided for local improvements this year.

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### Appendix A, Figure 27

**Above:** *Notices Sent Signal Start of Extension: Property-Owners Affected by Dundas Street Plans Are Notified.*

This article discusses the acquisition of properties along Dundas Street East just east of Yonge Street for the Dundas Street East realignment project in 1922/1923. Present-day 38-40 Dundas Street East is referenced as the *Powell Chemical Company* building in this article.

**Source:** The Globe (Toronto) – 27 April 1922 - page 13.

ROAD NOW CLEARED FOR CROSS-TOWN LINE: But Dundas Street Tracks Not Likely to  
*The Globe (1844-1936); Nov 15, 1922; ProQuest Historical Newspapers: The Globe and Mail*  
 pg. 14

## ROAD NOW CLEARED FOR CROSS-TOWN LINE

### But Dundas Street Tracks Not Likely to Go Down This Fall

The Assessment Department has completed its portion of the work on the projected new roadway connecting Dundas street east and west of Yonge street. The department has had all the buildings on Yonge, Victoria and Dundas street east on the line of the new roadway demolished and has turned the "devastated area" over to the Works Department for the engineering program.

All that the Assessment Department has still to do is arrange for a piece to be taken off the southwest corner of the Powell Chemical Company building on the east side of Victoria street. This building projects slightly beyond the line of the new diagonal piece of roadway running from Yonge street, opposite Dundas street west, then due east to O'Keefe's lane, at which point it swings south-easterly to the junction of Victoria and Dundas streets east.

The Works Department now has men at work grading this new roadway, and has advertised for tenders for the construction of the sewers and other underground services necessary. Owing to the lateness of the season, it will be impossible to do anything toward paving the roadway this year, but, if City Council provides the funds, the sewer and other underground work will be gone on with now, and the paving commenced next spring.

The reason for this roadway being cut through valuable real estate is to provide a connection over which street cars may run right along Dundas street and make a new cross-town car line. This, however, cannot now be done until next year. The T.T.C. is ready to go ahead with the laying of tracks from the existing Dundas street lines on both sides of Yonge street as soon as the new roadway is finished, but as the city will not be able to complete the surface work for some time it will be impossible, owing to weather conditions, for the T.T.C. to lay any tracks there this year.

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#### Appendix A, Figure 28

**Above:** *Road Now Cleared for Cross-Town Line: But Dundas Street Tracks Not Likely To Go Down This Fall.* This article discusses the finalization of the Dundas Street East realignment project and plans to remove the southwest section of the *Powell Chemical Company* building (present-day 38-40 Dundas Street East) to prevent the building from protruding into the roadway. This alteration appears to have occurred in 1923 (see Appendix A, Figures 14-16).

**Source:** *The Globe* (Toronto) – 15 November 1922 – page 14.





**Appendix A, Figure 29**

**Above:** An early 1850s portrait of the Rev. Dr. Adolphus Egerton Ryerson – more commonly known as Rev. Dr. Egerton Ryerson.

**Source:** Government of Ontario Art Collection, reproduced by Wikimedia Commons.



## Appendix B – References:

The City of Toronto Interactive Map, Google Maps, and Google Streetview were examined for map-related information.

Nathan Ng's *Historical Maps of Toronto* website was consulted for copies of historical maps, particularly William Somerville Boulton's 1858 *Atlas of the City of Toronto and Vicinity*.

City of Toronto Directories were examined for various years between 1846 and 1969.

Goad's Fire Insurance Plans were examined for various years between 1880 and 1924.

The Globe / The Globe and Mail and Toronto Star historical article databases were examined via the Toronto Public Library's system.

The City of Toronto Archives and Toronto Public Library's Digital Archives were examined for historical photos of the subject site and surrounding area.

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